

625 S. OLD PIEDMONT HWY,  
GREENVILLE, SC

**±70,000 SF**

**FOR LEASE**

**INDUSTRIAL  
BUILDING**



**SOUTHEAST**  
INDUSTRIAL PROPERTIES

**LEASE RATE:**

**\$3.25**  
PSF NNN

**VIEW VIDEO**

[vimeo.com/456581178](https://vimeo.com/456581178)

**VIEW LISTING**

[southeastindustrialproperties.com](https://southeastindustrialproperties.com)

### PROPERTY HIGHLIGHTS

- Building Area:
  - ±400,000 SF TOTAL
  - ±135,000 SF covered staging area
- Available Area: ±70,000 SF
- Ceiling Height: 19'
- Construction:
  - Walls | Concrete
  - Floors | 6" reinforced concrete
- Roof | TPO - Installed 2019
- Rail: dual rail through center of building | served by Norfolk Southern & CSX
- Former Use: Cotton warehouse
- 22 rail car capacity
- ±400,000 SF divided into ±10,000 SF bays
- Potential for expansion | trailer storage, employee parking or building addition

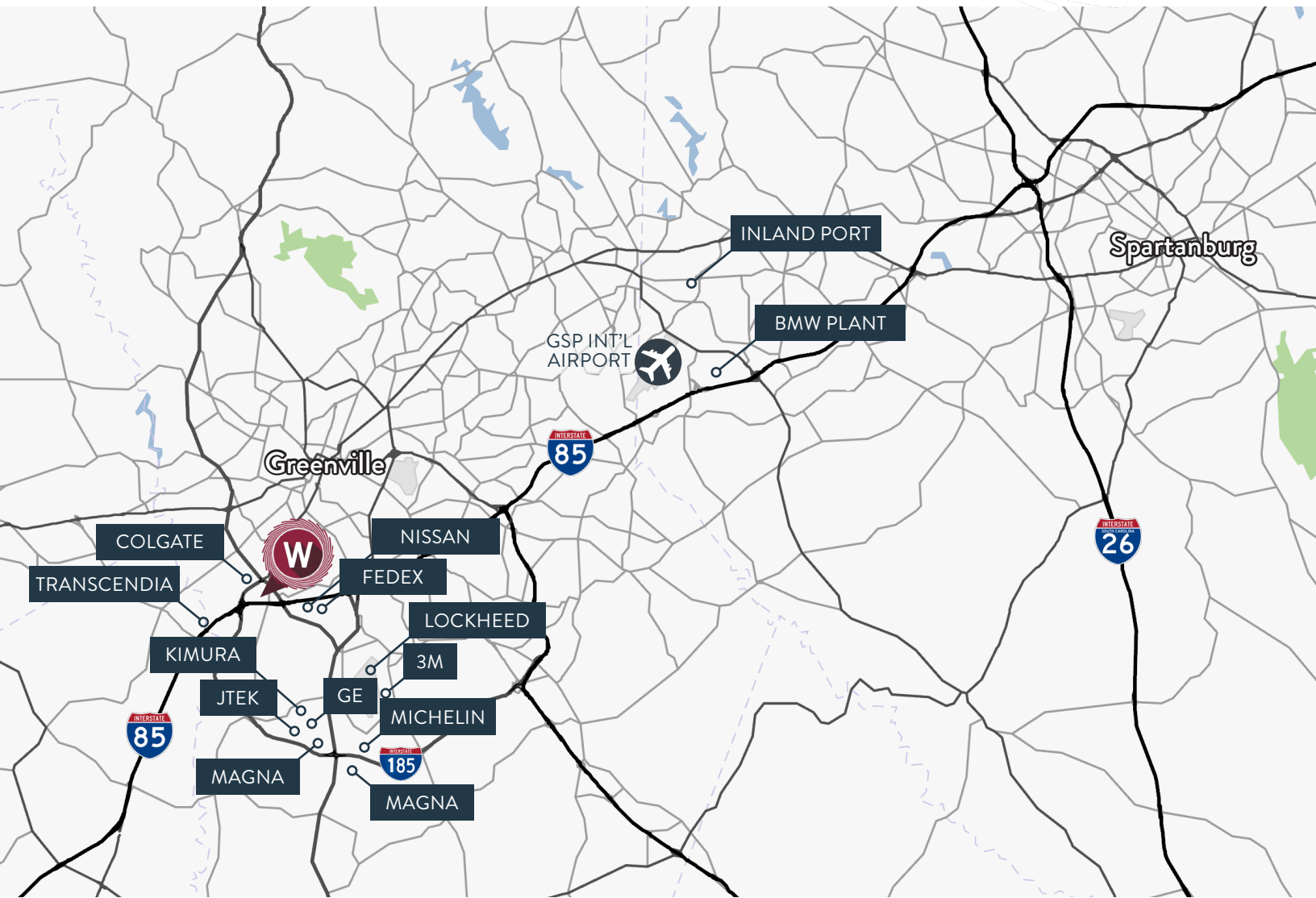
**Colliers**  
INTERNATIONAL

**GARRET SCOTT, SIOR**  
Managing Director  
+1 864 527 5453  
[garret.scott@colliers.com](mailto:garret.scott@colliers.com)

**JOHN MONTGOMERY, SIOR**  
Managing Director  
+1 864 527 5422  
[john.montgomery@colliers.com](mailto:john.montgomery@colliers.com)

**BROCKTON HALL, SIOR**  
Vice President  
+1 864 527 5441  
[brockton.hall@colliers.com](mailto:brockton.hall@colliers.com)



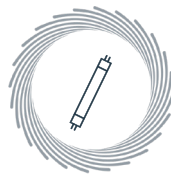


**DILLON SWAYNGIM, SIOR**  
Vice President  
+1 864 527 5456  
[dillon.swayngim@colliers.com](mailto:dillon.swayngim@colliers.com)

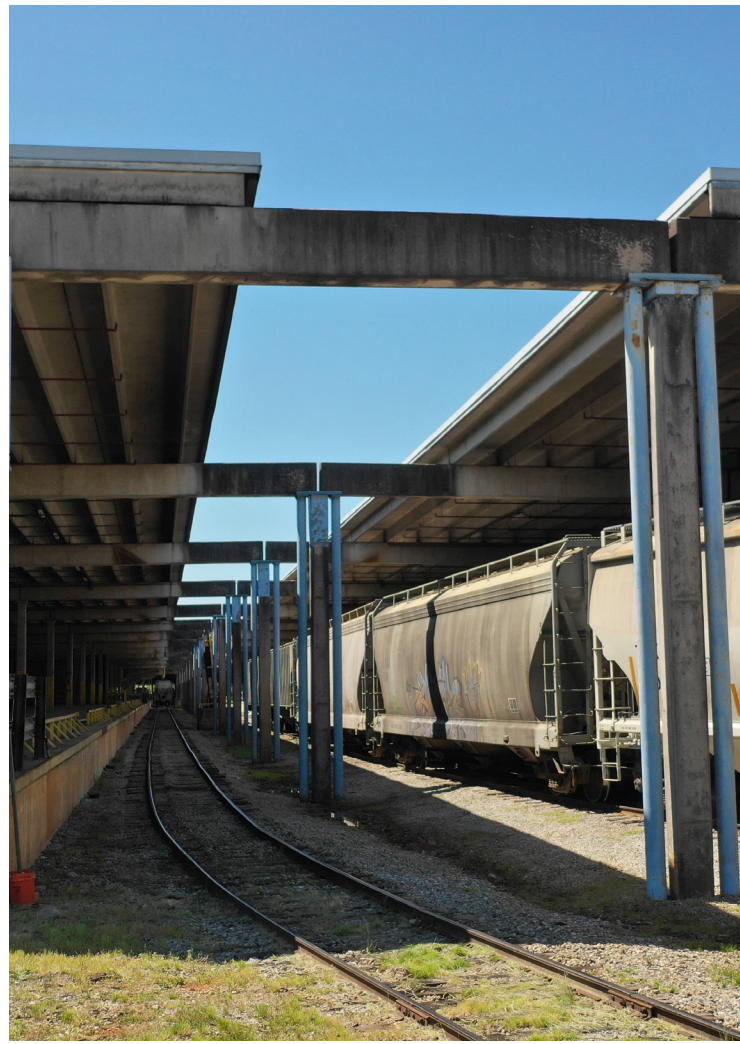


**DISTANCES**

Interstate 85	0.5 miles
Interstate 26	27.8 miles
Interstate 185	2.1 miles
Inland Port Greer	21.2 miles
Greenville, SC	4.7 miles
Spartanburg, SC	33.9 miles
Charlotte, NC	104 miles
Greenville-Spartanburg International Airport	15.5 miles
Charlotte Douglas International Airport	97.2 miles

**PROPERTY FEATURES**

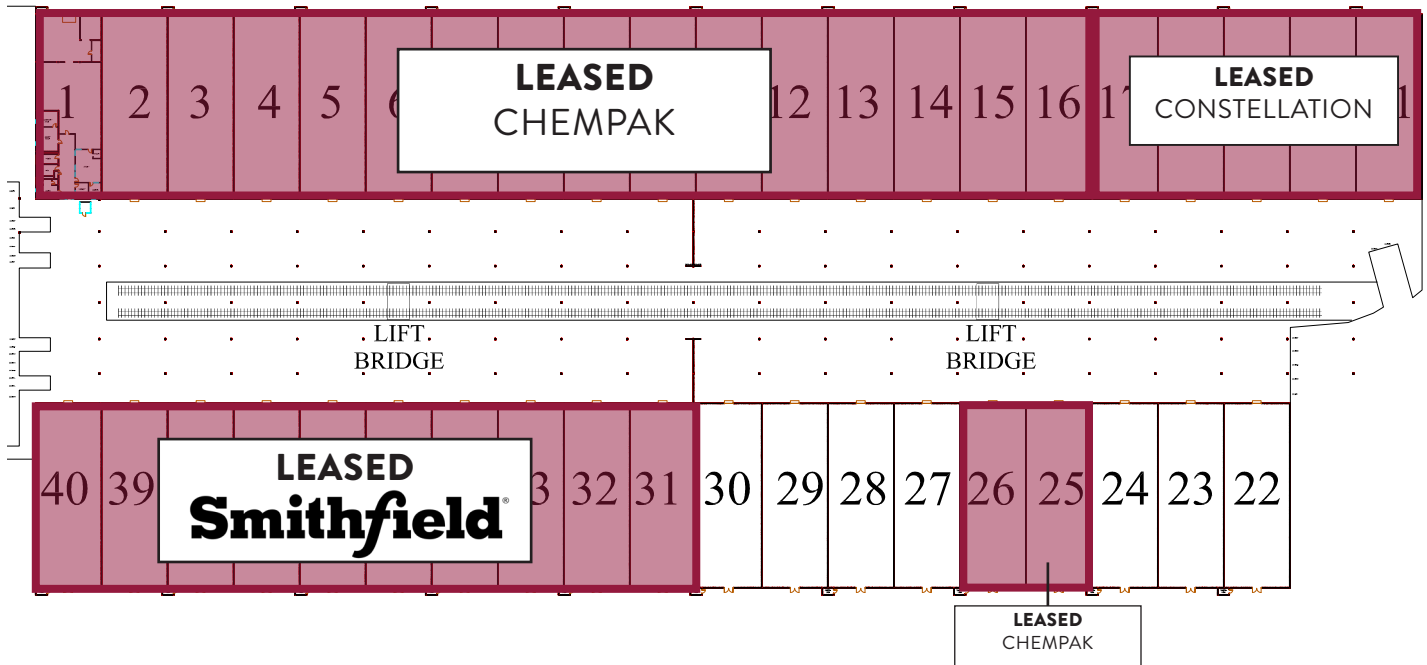
			
<b>STAGING</b> ±135,000 SF Covered	<b>CLEAR HEIGHT</b> 19' Clear Height	<b>FIRE SYSTEM</b> 100% Sprinkled	<b>RAIL</b> CSX & Norfolk Southern
			
<b>LIGHTING</b> LED and Fluorescent	<b>DOCKS</b> 7 Dock-High Doors	<b>RAIL CAPACITY</b> 22 Cars (Covered Loading Area)	



**FOR LEASE** | 625 S. OLD PIEDMONT HWY, GREENVILLE, SC

VIEW LISTING 

southeastindustrialproperties.com



# Colliers

INTERNATIONAL

**GARRET SCOTT, SIOR**

Managing Director  
+1 864 527 5453  
garret.scott@colliers.com

**JOHN MONTGOMERY, SIOR**

Managing Director  
+1 864 527 5422  
john.montgomery@colliers.com

**BROCKTON HALL, SIOR**

Vice President  
+1 864 527 5441  
brockton.hall@colliers.com

**DILLON SWAYNGIM, SIOR**

Vice President  
+1 864 527 5456  
dillon.swayngim@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2020. All rights reserved.



Providing homes for businesses by finding solutions that create value.